

MARCH 1996

POLO TRACE II PLAT NO. 2

0633-002
SHEET 1 of 2

76

BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS COMPANY PLAT NO. 1, PLAT BOOK 2, PAGE 26, AND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT K. HOVNIANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "POLO TRACE II PLAT NO. 2" BEING A RE-PLAT OF PORTIONS OF PALM BEACH FARMS COMPANY PLAT NO. 1; SAID PARCEL OF LAND, LYING IN TRACTS 41, 42, 43, AND LYING IN TRACTS 54 THROUGH 56, INCLUSIVE, BLOCK 6, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID BLOCK 6 ALSO BEING IN SECTIONS 8 AND 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF POLO TRACE II PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA; SAID NORTHEAST CORNER BEING IN THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE, NORTH 01°38'29" EAST, ALONG THE WEST LINE OF HAGEN RANCH ROAD, A DISTANCE OF 163.81 FEET; THENCE, NORTH 89°58'51" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 144.48 FEET; THENCE, NORTH 01°09'12" EAST, A DISTANCE OF 110.41 FEET; THENCE, NORTH 88°12'19" WEST, A DISTANCE OF 196.42 FEET; THENCE, SOUTH 88°58'19" WEST, A DISTANCE OF 43.88 FEET; THENCE, SOUTH 87°38'48" WEST, A DISTANCE OF 44.69 FEET; THENCE, SOUTH 80°18'33" WEST, A DISTANCE OF 4.88 FEET; THENCE, SOUTH 29°41'27" EAST, A DISTANCE OF 25.00 FEET; THENCE, NORTH 80°18'33" EAST, A DISTANCE OF 9.48 FEET; THENCE, SOUTH 88°24'07" EAST, A DISTANCE OF 202.64 FEET; THENCE, SOUTH 01°28'53" WEST, A DISTANCE OF 18.50 FEET; THENCE, SOUTH 88°24'07" EAST, A DISTANCE OF 18.50 FEET; THENCE, SOUTH 01°36'53" WEST, A DISTANCE OF 63.00 FEET; THENCE, NORTH 88°24'07" WEST, A DISTANCE OF 224.50 FEET; THENCE, NORTH 01°36'53" EAST, A DISTANCE OF 18.50 FEET; THENCE, NORTH 29°41'27" WEST, A DISTANCE OF 32.04 FEET; THENCE, SOUTH 80°18'33" WEST, A DISTANCE OF 86.35 FEET; THENCE, NORTH 29°41'27" WEST, A DISTANCE OF 18.50 FEET; THENCE, NORTH 60°18'33" EAST, A DISTANCE OF 45.00 FEET; THENCE, NORTH 29°41'27" WEST, A DISTANCE OF 26.50 FEET; THENCE, SOUTH 60°18'33" WEST, A DISTANCE OF 121.84 FEET; THENCE, SOUTH 80°37'54" WEST, A DISTANCE OF 44.39 FEET; THENCE, SOUTH 65°45'44" WEST, A DISTANCE OF 96.41 FEET; THENCE, SOUTH 23°42'41" WEST, A DISTANCE OF 36.92 FEET; THENCE, SOUTH 41°08'52" WEST, A DISTANCE OF 42.80 FEET; THENCE, SOUTH 33°17'17" WEST, A DISTANCE OF 33.83 FEET; THENCE, SOUTH 21°09'46" WEST, A DISTANCE OF 141.57 FEET; TO A POINT IN THE NORTHERLY LINE OF SAID PLAT OF POLO TRACE II PLAT NO. 1; THENCE, SOUTH 00°00'00" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 230.77 FEET; THENCE, NORTH 00°00'00" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 165.00 FEET; THENCE, SOUTH 00°00'00" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 133.60 FEET; THENCE, NORTH 89°48'22" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 28.49 FEET; THENCE, NORTH 10°29'08" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 15.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 115.0 FEET; THENCE, NORTHERLY ALONG SAID CURVE, AND ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 12°06'03", A DISTANCE OF 24.25 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°36'53" EAST, A DISTANCE OF 4.80 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 115.0 FEET; THENCE, NORTHERLY ALONG SAID CURVE, AND ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 18°13'49", A DISTANCE OF 37.92 FEET TO THE END OF SAID CURVE; THENCE, NORTH 18°49'39" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 37.92 FEET; THENCE, NORTH 01°36'53" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 165.57 FEET; THENCE, NORTH 40°18'28" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 32.02 FEET; THENCE, NORTH 01°36'53" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 18.50 FEET; THENCE, NORTH 43°24'07" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 35.38 FEET; THENCE, NORTH 88°24'07" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 14.00 FEET; THENCE, NORTH 01°36'53" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 36.00 FEET; THENCE, SOUTH 88°24'07" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 118.00 FEET; THENCE, SOUTH 01°36'53" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 36.00 FEET; THENCE, NORTH 88°24'07" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 14.00 FEET; THENCE, SOUTH 48°34'53" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 35.38 FEET; THENCE, SOUTH 01°36'53" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 19.50 FEET; THENCE, SOUTH 43°24'07" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 35.38 FEET; THENCE, SOUTH 88°24'07" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 273.00 FEET; THENCE, NORTH 48°37'11" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.37 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR K. HOVNIANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CLUBHOUSE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR K. HOVNIANIAN AT POLO TRACE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PARKING TRACT SERVING THE ADJUTING TRACT "C", AS SHOWN HEREON, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR K. HOVNIANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR K. HOVNIANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS; THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES; THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, K. HOVNIANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY K. REID HOTALING, AS VICE PRESIDENT, AND TERESA J. BRELAND, SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE CONSENT OF ITS BOARD OF DIRECTORS THIS 25TH DAY OF MARCH, A.D., 1996.

BY: K. HOVNIANIAN AT POLO TRACE, INC.
A FLORIDA CORPORATION

ATTEST: Teressa J. Breland BY: K. Reid Hotaling
TERESA J. BRELAND, ASSISTANT SECRETARY K. REID HOTALING, VICE PRESIDENT

ACKNOWLEDGMENT:

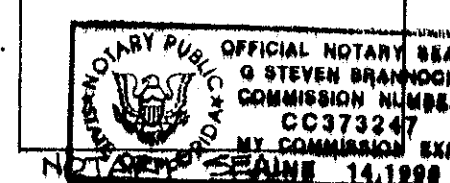
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED K. REID HOTALING AND TERESA J. BRELAND OF K. HOVNIANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25TH DAY OF MARCH 1996.

MY COMMISSION EXPIRES: 6/14/98

NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25TH DAY OF MARCH 1996.

POLO TRACE HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Randy L. Wilson
RANDY L. WILSON, SECRETARY

BY: Steven V. Bovio
STEVEN V. BOVIO, PRESIDENT

ACKNOWLEDGEMENT:

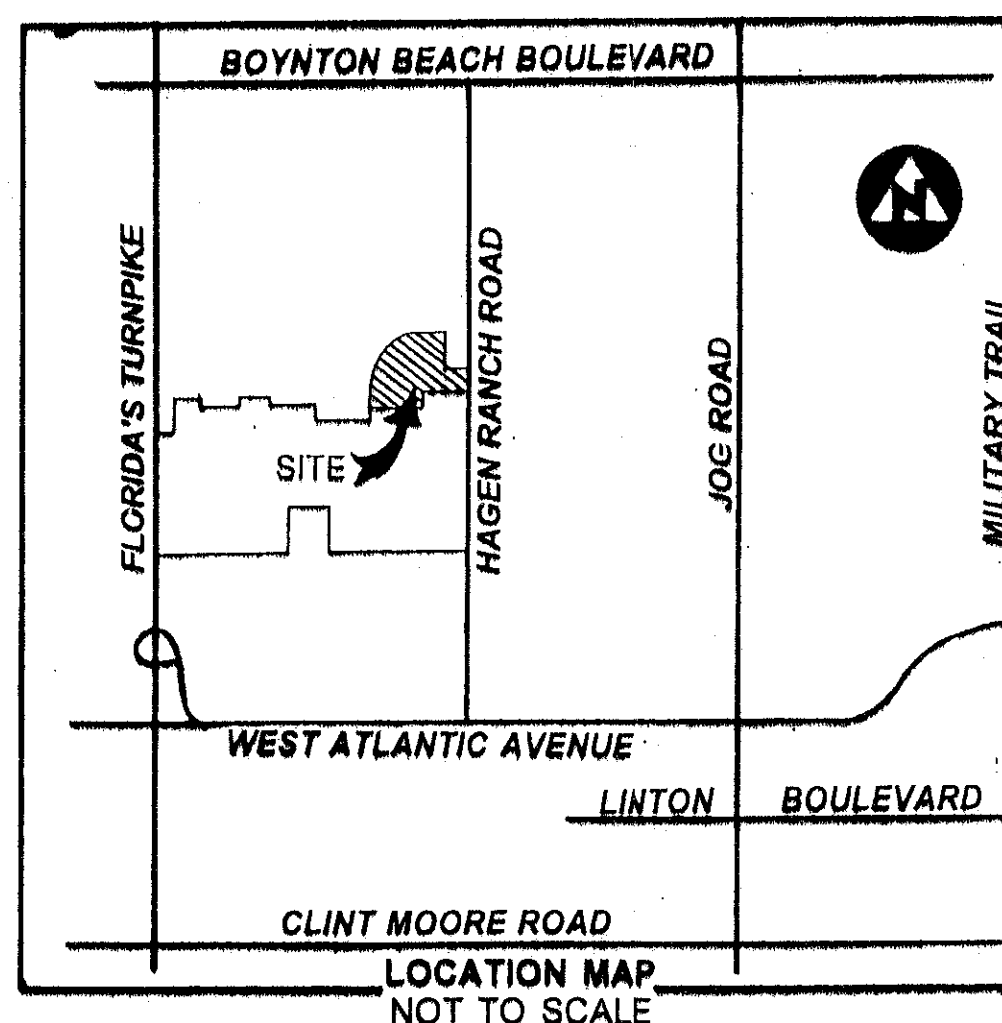
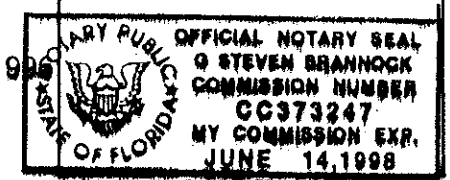
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED STEVEN V. BOVIO AND RANDY L. WILSON, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25TH DAY OF MARCH 1996.

MY COMMISSION EXPIRES: 6/14/98

NOTARY PUBLIC



SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 3-25-96

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF POLO TRACE DRIVE AS BEING SOUTH 88°24'07" EAST AS SHOWN ON PLAT OF POLO TRACE II PLAT NO.1 AS RECORDED IN PLAT BOOK 76, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- ⊗ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS; CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COORDINATE, DISTANCE, AND BEARING NOTES:

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1980 ADJUSTMENT.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000258 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)
- THE LINE SHOWN ON THE EXISTING PLAT AND THIS REPLAT IS THE NORTH-SOUTH ONE-QUARTER SECTION LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST IN BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

COMMON LINE PLAT BEARING = N00°02'38"W

COMMON LINE GRID BEARING = N00°46'34"W

PLAT TO GRID BEARING ROTATION = 00°43'56" (COUNTER CLOCKWISE)

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, EASTERN NATIONAL TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN K. HOVNIANIAN AT POLO TRACE, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 3-18-96

BY: James P. Brown
JAMES P. BROWN, VICE-PRESIDENT

AREA TABULATION:

TRACT "A"	0.21 ACRES
TRACT "B"	0.24 ACRES
TRACT "C"	3.92 ACRES
TOTAL	4.37 ACRES

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Tel: (407) 844-8558 Fax: (407) 844-8558

RECORD PLAT
POLO TRACE II
PLAT NO. 2

DWN	SEG	FB	DATE 15 AUG 1995	WO.#	#160
CKD	FILE	P160-42	SCALE 1" = 40'	SHEET	1 OF 2

SUBDIVISION: Polo Trace
BOOK: 76
PAGE: 76
FLOOD ZONE: 6
FLOOD MAP #185A
QUAD: 51
ZONING: PUD
SE: 93-57
ZIP CODE: 33467
PUD NAME: Polo Trace

0633-002